

**ARCHITECTURAL REVIEW BOARD
MINUTES
JULY 18, 2006**

Members Present: Castell, Hughes, Greene, Groppa, Lawrence, Macdonald

Staff Present: Keating

1. ARB 27-2006

Robert F. Maslan, Jr., Esq. of Maslan Brown Associates on behalf of Phillip & Daniel Dolcetti, 2 Squab Lane, CBD Zone.

Proposal to demolish existing building (T-Party Antiques), and construct new, replacement building, and review of the design and layout of the proposed “monumental stair plaza”.

Architect Neil Hauck submitted revised plans and said that the new building is sited on an approximate 8’ grade change and is designed to be reminiscent of a Victorian train station with a board and batten façade, cedar shingle roof, and turn-of-the-century details. The top 1 floor with high, cathedral ceiling, will house a restaurant and face the train station parking lot. Some dining tables are to be placed on the covered porch on the Squab Lane side and more tables on the covered porch on the Grove Street and parking lot sides of the proposed building. The ground floor, with one to three retail stores, is to be located on an extension of Grove Street.

The ARB asked the architect to return with handicapped ramp railing design, colors chosen for façade and trim colors, signage, railing for handicapped ramp, details of plaza and stairway, landscape plan and lighting details for the site.

The ARB discussed the location of the loading areas and dumpsters in the middle of the proposed park. All were in agreement that finding an alternative location would be greatly beneficial to the overall design of this large and important project. The Dumpster along Squab Lane is also a concern.

The model block sidewalk and lighting shall be installed in this part of the project.

2. ARB 28-2006

Robert F. Maslan, Jr., Esq. of Maslan Brown Associates on behalf of Dolcetti, Inc., 975 and 987 Boston Post Road, CBD Zone.

This application consists of two parts; a proposal to demolish the existing building at 987 Post Road (formerly the Compleat Angler) and subsequently build a new structure to be occupied by Brooks Brothers, and a proposal to construct additions and alterations to the existing building at 975 Post Road.

Neil Hauck, the project architect, presented a design for the new building different than the one distributed to the ARB members. It is a two-story brick building with either limestone or precast trim (depending on the budget), large display windows on the first floor, and segmented windows on the second floor of the Post Road façade. The driveway (side) elevation curves slightly and has a large two-story window wall exposing the stairway. The

rear elevation and entrance face a parking lot. The HVAC equipment will be hidden within the roof configuration.

Several ARB members commented on a perceived “squatiness” of the first floor. This may have resulted from the awnings having been drawn lower than those on the side elevation, consequently obscuring the transom windows which exist above the display windows and entrance doors. Neil Hauck will study the awning placement.

The brick is to be the same as that chosen for the Darien Rowayton Bank. The ARB requested to see a mock-up of the brick. The applicant needs to return to the ARB with awning color and design, signage, final material choices, street tree details and lighting designs selection.

The existing building at 975 Post Road is to be renovated. The myriad types of brick existing on the first floor will be covered with wood paneling, the aluminum siding on the second will be removed and, if necessary, replaced with wood clapboard. New windows with crown molding will be installed. The ARB asked the architect to redesign the panel configuration in the frieze above the first floor. This frieze may be the best place to put signage.

The ARB asked that the applicant and architect return with the signage proposal and colors of clapboard, trim and storefronts, along with details of the street trees, possible outside dining that was mentioned, but not shown on the plans, green space plaza, and lighting details.

The model block sidewalk design shall be used in this project as well as the lamp posts now installed on the Post Road.

Both project concepts within this application passed, and the Board will need more details so that final review can be discussed.

3. Approval of Minutes
June 20, 2006

The minutes for the ARB meeting of June 20, 2006 were approved as submitted.

Respectfully submitted,

Susan Lawrence
Chairman